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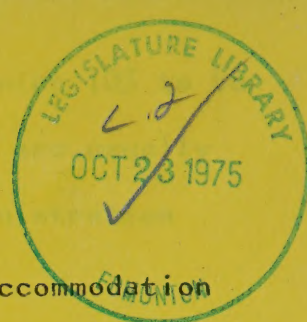
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Public Housing.



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WHAT IS PUBLIC HOUSING?

Public Housing is intended to provide rental accommodation for families who, because of their income cannot obtain adequate accommodation for their needs at the current market rate in the area in which they live. Housing of this nature may consist of: single family homes, duplexes, four-plexes, town houses or apartments, in certain circumstances the accommodation may be hostel or dormitory for individuals rather than families.

The rent the family pays is on a sliding scale geared to their income and family size which is usually between 14 and 25 per cent of the total family income. The difference between the rent paid by the family or tenant and the actual monthly cost of mortgage payment, taxes, insurance, and other costs (this is known as the economic rent) is subsidized by the three levels of government.

WHAT ASSISTANCE IS AVAILABLE?

Financial assistance is available for public housing through the following two ways:

- (a) Through the Federal-Provincial-Municipal partnership arrangement in which the Federal Government contributes 75% of the capital cost, subsidy and operating losses, and the Provincial Government contributes 15% of the

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capital cost, subsidy and operating losses, leaving 10% to be borne by the Municipality. These contributions are usually amortized over a period of fifty years for administration purposes.

- (b) By the Provincial government obtaining a 90% loan of the cost of construction and land from the Federal government with the Provincial government contributing 10% of the capital cost. The Federal participation in the subsidy is 50% with a 40% provincial contribution leaving a 10% subsidy to be borne by the municipality.

HOW TO OBTAIN ASSISTANCE

When a municipality expresses the desire to investigate the need and demand for a public housing project, a survey of the entire community is undertaken jointly by the municipality and the Provincial government. A questionnaire form is circulated throughout the municipality to obtain housing and family information. The survey arrangements are to be supervised by the Alberta Housing Corporation.

Management and tenant selection is delegated to a Local Housing Authority. Housing Authorities are composed of public-spirited citizens who act without remuneration as trustees of the partnership of governments which owns the housing. They are members who are recommended by Council and appointed by Ministerial Order of the Federal and Provincial Governments.

Members selected should be broadly representative of the community and should bring enthusiasm and understanding to the problems of management.

FOR FURTHER INFORMATION CONTACT:

PUBLIC RELATIONS DEPT.
ALBERTA HOUSING CORPORATION
11810 KINGSWAY AVENUE
EDMONTON, ALBERTA
T5G 0X5

SCHEDULE "A"

TO CALCULATE MONTHLY RENT FOR UNSERVICED ACCOMMODATION, subtract from the appropriate monthly rent the estimated local cost of heat, water and hot water for the type of units in the project. Where a stove or refrigerator is not provided, subtract an additional \$1.00 for each item.

1. DEFINITION OF INCOME

Income shall refer to the aggregate gross income, in whatever form received, of all members of the family, or an individual where applicable.

(a) EXCLUDING:

- (1) Earnings of children in regular attendance at recognized institutions of learning. Funds for tuition, such as scholarships, bursaries and contributions from non-resident family members.
- (2) Living out or travelling allowances of a family head.
- (3) An exemption of \$900.00 per annum from the wife's income for a two parent family who are both working.
- (4) An exemption of \$900.00 will apply to income from any source other than Social Allowance or Social Assistance payments, in the case of a one parent family. Either exemption (3) or (4) for a family may apply but not both.
- (5) Earnings in excess of \$75.00 per month of all members of the family other than the family head or spouse. (This will include persons related by blood, marriage or adoption or other persons who may reasonably be assumed to form part of the family.)
- (6) Capital gains, such as insurance settlement, inheritance, disability awards, sale of effects.
- (7) Family allowance.

- (b) Families or individuals in receipt of one-half or more of their total income from Social Allowance or Social Assistance payments will pay the market or economic rent whichever is less.
 - (c) Rents for families or individuals in receipt of less than one-half of their total income from Social Allowance or Social Assistance payments, shall be based on the earned income excluding the assistance payments.
2. FULLY SERVICED - Supplied with heat, water, hot water, stove, refrigerator (where stove or refrigerator not provided, subtract \$1.00 for each item from rent.)
 3. The monthly rate of rent shall be decreased or increased after verification where the individual or family income and/or family composition has changed. The decrease cannot be less than the minimum established in the rental scale nor the increase in rental exceed the maximum established in the lease.

Monthly Family Incomes	No Children	1 Child	2 Children	3 Children	4 Children	5 Children	6 Children	Rent Income Ratio
192	32	30	28					14.4
200	34	32	30	28				15.0
205	36	34	32	30	28			15.6
215	39	37	35	33	31	29		16.4
227	43	41	39	37	35	33	31	17.2
240	47	45	43	41	39	37	35	18.0
250	51	49	47	45	43	41	39	18.6
262	54	52	50	48	46	44	42	19.3
275	59	57	55	53	51	49	47	19.9
285	62	60	58	56	54	52	50	20.3
298	66	64	62	60	58	56	54	21.3
310	70	68	66	64	62	60	58	21.7
320	73	71	69	67	65	63	61	22.1
333	78	76	74	72	70	68	66	22.5
346	82	80	78	76	74	72	70	22.8
358	86	84	82	80	78	76	74	23.1
368	89	87	85	83	81	79	77	23.4
381	93	91	89	87	85	83	81	23.7

	No Children	1 Child	2 Children	3 Children	4 Children	5 Children	6 Children	Rent Income Ratio
392	97	95	93	91	89	87	85	23.9
403	100	98	96	94	92	90	88	24.2
416	105	103	101	99	97	95	93	24.4
427	108	106	104	102	100	98	96	24.6
438	112	110	108	106	104	102	100	24.8
451	116	114	112	110	108	106	104	25.0
461	119	117	115	113	111	109	107	25.0
472	122	120	118	116	114	112	110	25.0
483	125	123	121	119	117	115	113	25.0
496	128	126	124	122	120	118	116	25.0
500	129	127	125	123	121	119	117	25.0
509	131	129	127	125	123	121	119	25.0
520	134	132	130	128	126	124	122	25.0
530	136	134	132	130	128	126	124	25.0
538	138	136	134	132	130	128	126	25.0
545	140	138	136	134	132	130	128	25.0
560	144	142	140	138	136	134	132	25.0
573	147	145	143	141	139	137	135	25.0

588 and over 25% (less allowance of \$2.00 per child, maximum 6 children).

Monthly rent is rounded to the nearest dollar.

HOUSING AUTHORITIES
AS RELATED TO
PUBLIC HOUSING

A Housing Authority is formed from public-spirited citizens from a municipality. These members act without remuneration as trustees of Public Housing Projects on behalf of the partnership.

The Authority in larger cities have 7 members and 5 members in other municipalities. The official positions on the Authority are Chairman, Vice-Chairman, Secretary-Treasurer and members.

The ultimate aim of the program is to assist families of lower income to obtain a better standard of living. This involves not only supplying adequate accommodation but when requested providing guidance, assistance and direction on tenant problem areas.

The Housing Authority is responsible for all phases of Property Administration and to provide the opportunity for tenants to obtain a better standard of living.

To form a well balanced Housing Authority, the following prerequisite is desirable but not absolutely necessary.

1. Public relations - having a good understanding of people, their aims, desires and also having experience in assisting in personal or family problem areas.

2. A person skilled in Construction or Maintenance of property.

3. A person with Business Administration or Business Management experience.

4. A person with Accounting or Bookkeeping experience.

5. A person with knowledge of Rental Property Management.

To assist an Authority, the Authority can hire a manager who will undertake the day to day routine. The manager will secure information and present it to the Authority for their decision.

The Authority will set up Administration, Maintenance and Accounting procedures. The Alberta Housing Corporation will provide advisory assistance to the Authority to fulfill its responsibility.

FOR FURTHER INFORMATION CONTACT:

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